Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Vivian Road, Fenton, Stoke-On-Trent, ST4 3JQ

£140,000

- Ready To Let And Available Now!
- Two Bedrooms
- UPVC Double Glazing
- Compact Rear Garden
- Modern Town House
- Combi Boiler For Central Heating
- GF Cloaks/Wc
- Off Road Parking

A Fantastic First Home – Modern, Practical and Ready to Enjoy!

An excellent opportunity for first-time buyers, this well-presented home offers modern, practical living throughout.

Featuring a welcoming porch, ground floor WC, spacious kitchen diner and comfortable lounge with patio doors opening onto an enclosed rear garden. Upstairs are two generous double bedrooms and a family bathroom.

With off-road parking to the front and the added benefit of no onward chain, this is a fantastic home not to be missed!

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
Double glazed front door. Fitted carpet. Radiator.

LOUNGE
14'4" x 13'3" (4.37 x 4.04)
Fitted carpet. Radiator. Upvc double glazed window. Stairs to the first floor.

KITCHEN + BREAKFASTING SPACE
13'2" x 8'9" (4.01 x 2.67)
Range of wall cupboards and base units with a gleaming white finish and complete with integrated gas hob, cooker hood, under oven and fridge freezer. Plumbing for washing machine. Upvc double glazed window with fitted venetian blinds and upvc double glazed double doors leading out into the garden. Laminate-look vinyl flooring. Double radiator. Concealed Baxi gas fired combi boiler for central heating and hot water.

CLOAKROOM/WC
White corner wash basin and low level wc.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Radiator.

BEDROOM ONE
13'4" x 8'9" (4.06 x 2.67)
Fitted carpet. Radiator. Upvc double glazed window.

BEDROOM TWO
13'3" x 7'0" (4.04 x 2.13)
Fitted carpet. Radiator. Upvc double glazed window. Built in storage cupboard.

BATHROOM/WC
7'0" x 6'3" (2.13 x 1.91)
White suite complete with mains shower and screen over the bath. Radiator.

OUTSIDE
The property has an attractive and compact fully fenced rear garden with paved patio, lawn and gravelled areas.
There is an off road tarmac parking area to the front of the house.








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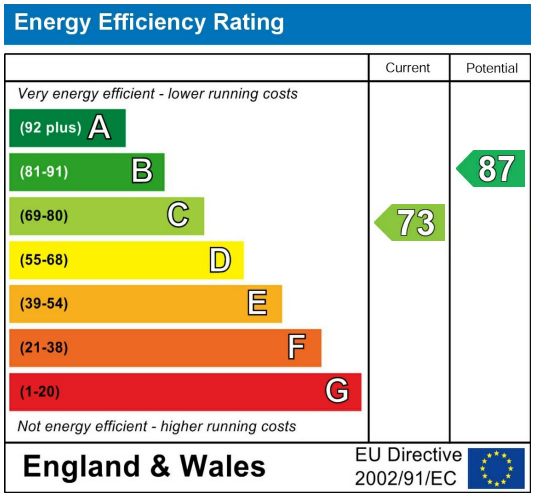

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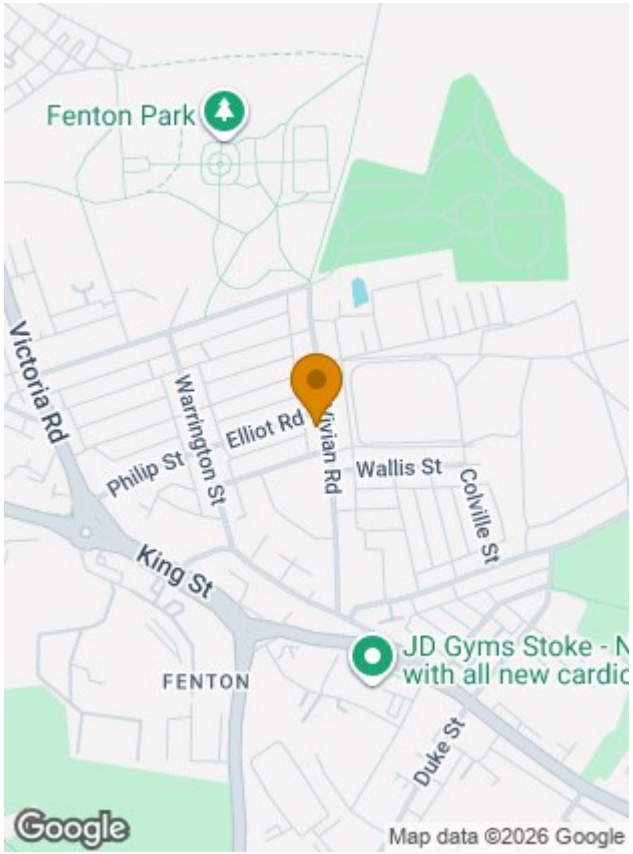

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
87
England & Wales
EU Directive 2002/91/EC


Fenton Park
Victoria Rd
Warrington St
Elliot Rd
Philip St
Vivian Rd
Wallis St
Colville St
King St
FENTON
Duke St
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

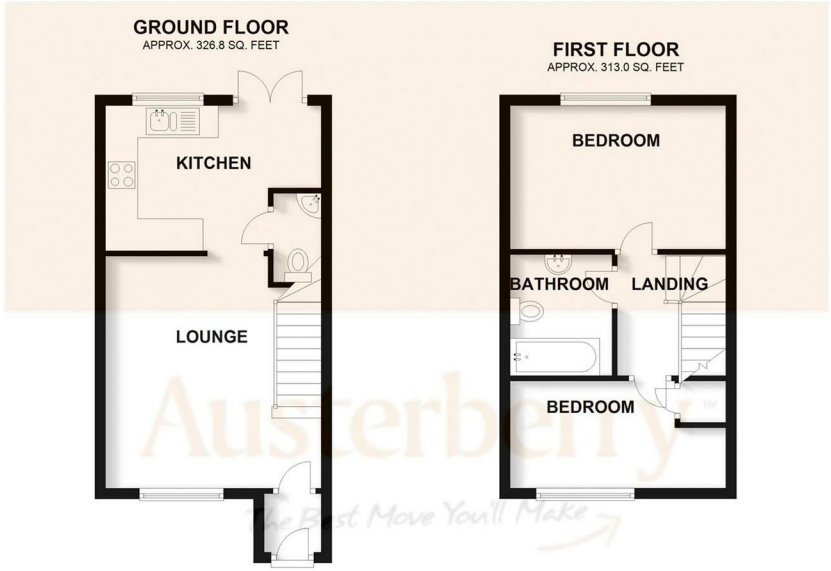
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.



TOTAL AREA: APPROX. 639.8 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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